

In re:
Leslie Klein
Debtor

Case No. 23-10990-SK
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0973-2
Date Rcvd: Feb 13, 2025

User: admin
Form ID: pdf042

Page 1 of 5
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 15, 2025:

Recip ID	Recipient Name and Address
db	+ Leslie Klein, 322 N. June Street, Los Angeles, CA 90004-1042

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 15, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 13, 2025 at the address(es) listed below:

Name	Email Address
Alan G Tippie	on behalf of Interested Party Courtesy NEF Alan.Tippie@gmlaw.com atippie@ecf.courtdrive.com;Karen.Files@gmlaw.com,patricia.dillamar@gmlaw.com,denise.walker@gmlaw.com
Alex M Weingarten	on behalf of Creditor Jeffrey Winter aweingarten@willkie.com lcarter@willkie.com
Alex M Weingarten	on behalf of Interested Party Courtesy NEF aweingarten@willkie.com lcarter@willkie.com
Armen Manasserian	on behalf of Plaintiff Franklin Menlo co-trustee of the Franklin Menlo Irrevocable Trust established March 1, 1983 armen@ml-apc.com, jennifer@ml-apc.com,maria@ml-apc.com
Baruch C Cohen	on behalf of Plaintiff David Berger bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com

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Baruch C Cohen	on behalf of Interested Party Courtesy NEF bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	on behalf of Creditor Robert & Esther Mermelstein bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	on behalf of Creditor David Berger bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	on behalf of Plaintiff Robert & Esther Mermelstein bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Beth Ann R. Young	on behalf of Interested Party Life Capital Group LLC bry@lnbyg.com, bry@lnbyb.com
Bradley D. Sharp (TR)	bsharp@dsi.biz
Brandon J. Iskander	on behalf of Creditor Joseph Vago biskander@goeforlaw.com kmurphy@goeforlaw.com
Brandon J. Iskander	on behalf of Interested Party Robert P Goe biskander@goeforlaw.com kmurphy@goeforlaw.com
Brandon J. Iskander	on behalf of Creditor Erica Vago biskander@goeforlaw.com kmurphy@goeforlaw.com
Brett J. Wasserman	on behalf of Plaintiff Adi Vendriger wasserman@smcounsel.com
Brian A Procel	on behalf of Plaintiff Erica Vago brian@procel-law.com rdankwa@millerbarondess.com;docket@millerbarondess.com
Christopher M McDermott	on behalf of Creditor U.S. Bank National Association as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series ch11ecf@aldridgepite.com, CMM@ecf.inforuptcy.com;cmcdermott@aldridgepite.com
Clarisse Young	on behalf of Creditor Adi Vendriger youngshumaker@smcounsel.com levern@smcounsel.com
Clarisse Young	on behalf of Plaintiff Adi Vendriger youngshumaker@smcounsel.com levern@smcounsel.com
Clarisse Young	on behalf of Interested Party Courtesy NEF youngshumaker@smcounsel.com levern@smcounsel.com
Dane W Exnowski	on behalf of Creditor US Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust dane.exnowski@mccalla.com, bk.ca@mccalla.com,mccallaecf@ecf.courtdrive.com
Dane W Exnowski	on behalf of Interested Party Courtesy NEF dane.exnowski@mccalla.com bk.ca@mccalla.com,mccallaecf@ecf.courtdrive.com
Eric J Olson	on behalf of Defendant The Marital Deduction Trust of Erika Klein eric@ejolsonlaw.com
Eric J Olson	on behalf of Attorney ERIC J OLSON eric@ejolsonlaw.com
Eric J Olson	on behalf of Defendant Barbara Klein eric@ejolsonlaw.com
Eric J Olson	on behalf of Defendant Leslie Klein eric@ejolsonlaw.com
Eric J Olson	on behalf of Defendant The Second Amended Klein Living Trust eric@ejolsonlaw.com
Eric J Olson	on behalf of Defendant The Survivor's Trust of Leslie Klein eric@ejolsonlaw.com
Gary Tokumori	on behalf of Interested Party Courtesy NEF gtokumori@pmcos.com
Greg P Campbell	on behalf of Interested Party Courtesy NEF ch11ecf@aldridgepite.com gc@ecf.inforuptcy.com;gcampbell@aldridgepite.com
Jeffrey N Pomerantz	on behalf of Trustee Bradley D. Sharp (TR) jpomerantz@pszjlaw.com
Jeffrey P Nolan	on behalf of Plaintiff Bradley D. Sharp Chapter 11 Trustee jnolan@pszjlaw.com

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Jeffrey P Nolan	on behalf of Plaintiff Bradley D. Sharp jnolan@pszjlaw.com
Jeffrey P Nolan	on behalf of Trustee Bradley D. Sharp (TR) jnolan@pszjlaw.com
Jeffrey W Dulberg	on behalf of Trustee Bradley D. Sharp (TR) jdulberg@pszjlaw.com
Jeffrey W Dulberg	on behalf of Plaintiff Bradley D. Sharp jdulberg@pszjlaw.com
Jeffrey W Dulberg	on behalf of Plaintiff Bradley D. Sharp jdulberg@pszjlaw.com
Jeffrey W Dulberg	on behalf of Plaintiff Bradley D. Sharp Chapter 11 Trustee jdulberg@pszjlaw.com
John P. Ward	on behalf of Creditor U.S. Bank N.A., as Trustee for Velocity Commercial Capital Loan Trust 2018-2 jward@attleseyward.com, ephuong@attleseyward.com
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Kenneth Miskin	on behalf of U.S. Trustee United States Trustee (LA) Kenneth.M.Miskin@usdoj.gov
Kevin Ronk	on behalf of Creditor Miracle Mile Properties LP Kevin@portilloronk.com, jaclyn@cym.law,karen@cym.law
Kevin Ronk	on behalf of Creditor Franklin Menlo Kevin@portilloronk.com jaclyn@cym.law,karen@cym.law
Kirsten Martinez	on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing as servicer for J.P. Morgan Mortgage Acquisition Corp Kirsten.Martinez@bonialpc.com, Notices.Bonial@ecf.courtdrive.com
Kirsten Martinez	on behalf of Creditor Toyota Lease Trust as serviced by Toyota Motor Credit Corporation Kirsten.Martinez@bonialpc.com Notices.Bonial@ecf.courtdrive.com
Krikor J Meshefejian	on behalf of Interested Party Life Capital Group LLC kjm@lnbyg.com
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Simon Aron

on behalf of Defendant Kenneth Klein saron@wrslawyers.com moster@wrslawyers.com;jlee@wrslawyers.com

Steven M Mayer

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Steven M Mayer

on behalf of Plaintiff Jeffrey Siegel smayer@mayerlawla.com

Theron S Covey

on behalf of Creditor Wilmington Savings Fund Society FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust tcovey@raslg.com

Todd S. Garan

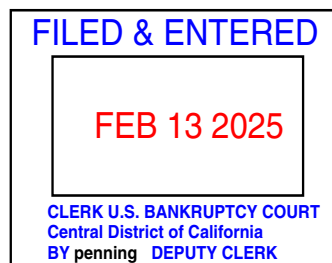
on behalf of Creditor JPMorgan Chase Bank N.A. ch11ecf@aldridgepite.com,
TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com

United States Trustee (LA)

ustpregion16.la.ecf@usdoj.gov

TOTAL: 93

1 Jeffrey W. Dulberg (CA Bar No. 181200)
John W. Lucas (CA State Bar No. 271038)
2 Jeffrey P. Nolan (CA Bar No. 158923)
PACHULSKI STANG ZIEHL & JONES LLP
3 10100 Santa Monica Blvd., 13th Floor
Los Angeles, California 90067-4003
4 Telephone: 310-277-6910
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5 Email: jdulberg@pszjlaw.com
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6 jnolan@pszjlaw.com



7 Counsel to Bradley D. Sharp, Chapter 11 Trustee

8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **LOS ANGELES DIVISION**

11 In re

12 LESLIE KLEIN,

13 Debtor.

14 ;

Case No. 2:23-bk-10990-SK

Chapter 11

**ORDER GRANTING MOTION OF
CHAPTER 11 TRUSTEE (1) RESTORING
POSSESSION OF THE PROPERTY
LOCATED AT 322 N. JUNE ST., LOS
ANGELES, CALIFORNIA TO THE
TRUSTEE AND COMPELLING
DEBTOR TO VACATE THE PROPERTY**

[Relates to Docket Nos. 890, 903, and 905]

Date: February 12, 2025
Time: 9:00 a.m.
Place: Courtroom 1575
255 E. Temple Street
Los Angeles, CA 90012

25 A hearing was held on February 12, 2025 at 9:00 a.m. in Courtroom 1575, 255 East Temple
26 Street, Los Angeles, California 90012 before the Honorable Sandra R. Klein for the Court to
27 consider and act upon the *Motion of Chapter 11 Trustee (1) Restoring Possession of the Property*
28 *Located at 322 N. June St., Los Angeles, California to the Trustee and Compelling Debtor to Vacate*
the Property; and (2) Directing and Authorizing the United States Marshal Service, or Any Other

1 *Law Enforcement Agency With Jurisdiction, to Enforce the Order of the Court to Restore Possession*
2 *of the Property to the Trustee* [Docket No. 890] (the “**Motion**”),¹ filed by Bradley D. Sharp, in his
3 capacity as Chapter 11 Trustee (the “**Trustee**”) of the bankruptcy estate of Leslie Klein.

4 Appearances were as noted on the record.

5 Based upon the record, the declarations of Bradley D. Sharp and Jeffrey W. Dulberg filed in
6 support of the Motion, the opposition filed by Leslie Klein, Leslie Klein as Trustee of The Second
7 Amended Klein Living Trust, Leslie Klein as Trustee of The Marital Deduction Trust of Erika Klein,
8 Leslie Klein as Trustee of The Survivor's Trust of Leslie Klein, and Barbara Klein [Docket No. 903],
9 the Trustee’s reply thereto [Docket No. 905], the arguments of counsel at the hearing, the findings
10 made by the Court on the record of the hearing, and for the reasons stated by the Court on the record
11 of the hearing, and good cause appearing therefor,

12 **IT IS HEREBY ORDERED** that:

13 1. The Motion is GRANTED as follows.

14 2. Legal title to the property described as Lot 300 of Tract No 8320 in the City of Los
15 Angeles, as per Map recorded in Book 98, Page 41 of Maps in the Office of the County Recorder of
16 Los Angeles County, California, commonly known as 322 N. June Street, Los Angeles, CA, APN #
17 5523-033-008 (the “**Property**”) is property of the bankruptcy estate of Leslie Klein (the “**Debtor**”)
18 and Bradley D. Sharp, in his capacity as Trustee of the Debtor’s estate, holds the power to exercise
19 or enforce all legal and equitable rights of the Property, including all authority to perform all acts as
20 the owner of the Property, including memorializing the transfer of legal title of the Property from or
21 to the Debtor’s estate.

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1 Capitalized terms not defined herein shall have the same meaning ascribed to them in the Motion.

1 3. Within 30 days after entry of this Order, the Debtor and all occupants of the Property
2 (*i.e.*, 322 N. June St., Los Angeles, California) must vacate and deliver possession of the Property to
3 the Trustee.

4 4. The Court shall retain jurisdiction to interpret and enforce the terms of this Order.

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23 Date: February 13, 2025

24 
25 Sandra R. Klein
26 United States Bankruptcy Judge
27
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